

Comparable Sales Report

For Property: 17-18-313-018-000

Comp Sheet Format:

Market Set: Residential

	Subject	Comp1	Comp2	Comp3
Property ID	17-18-313-018-000	17-18-317-007-000	17-18-306-016-000	17-18-306-022-000
Address	3273 MERRILL ST LINCOLN	3000 HITCHCOCK ST LINCOLN	3280 MERRILL ST LINCOLN	2210 GRIFFITH ST LINCOLN
Neighborhood	7224	7224	7224	7224
Subdivision	STPL	JUPL	STPL	STPL
DWELLING INFORMATION				
Improvement Type	1 Story	1 Story	1 Story	1 Story
Year Built	1978	1977	1977	1987
Living Area	978	960	996	936
Construction Rank	Fair	Fair	Fair	Fair
Overall Rating	Average	Average	Average	Average
Heating/Cooling Type	Heat and Air	Heat and Air	Heat and Air	Heat and Air
Total Basement Area	978	0	996	936
Min. Basement Finish	900	0	0	0
Finished Basement Area	0	0	0	800
Walkout Basement	0	0	0	0
Attached Garage	479	288	0	0
Detached Garage	0	0	336	0
Carport	0	0	0	0
Plumbing Fixtures	9	5	8	8
Fireplaces	1	0	0	0
Bedrooms excluding basement	2	3	2	2
Site Value	\$21,250	\$25,000	\$21,250	\$21,250
MARKET INFORMATION				
Sale Date		02/12/2004	09/25/2003	06/19/2005
Sale Price	\$0	\$75,000	\$99,000	\$104,000
SP/SF	\$0.00	\$78.13	\$99.40	\$111.11
Adjusted Market Value	\$0	\$102,117	\$111,754	\$112,226
Subject Market Value	\$109,050			